



House Hunting?

Go to: www.flz.de

Click on **“Woche im Blick”** (left of page)



WiB Süd (bottom left corner) is the **South part** of the map and shows listings in the **Ansbach Area**

WiB Nord (top right corner) is the **North Part** of the map and shows listings in the **Illesheim Area**

Click on **“Kleinanzeigen”**

Click ‘down-facing’ arrow (Automarkt) and to scroll down to **“Immobilienmarkt”**

A list of available property in the area should show up.

These listings are updated every Thursday!

Other sites to look for housing:

www.immobilienscout24.de and www.immowelt.de

**If you need further help, contact the ACS Relocation Manager
at DSN 467-2883 or CIV 09802-83-2883**

Rental 101: Some helpful hints to help you find your dream home

- In Germany, the size of a property is measured in m² (square meters): 1 m² = 10.8 sq.ft. (Quick tip: square meters x 10 = approx. square footage: 75 m² x 10 = 750 sq.ft.)
- The number of rooms indicates the Actual number of rooms, NOT bedrooms. A 1-Zimmer Wohnung roughly translates into a studio apartment. A 2-Zimmer consists usually of one bedroom and one living room. Kitchen and bathroom are counted separately.
- Beware of German Kitchens: “What? No refrigerator?” Yes, no refrigerator and no oven or sink, nor any ceiling or wall lights. Just a bare empty house/apartment. Although things are changing (or so it seems), be prepared – and not disturbed - that many houses and apartments come without kitchens and lights. You can get lights and kitchen appliances from the Housing Office (09802-83-2965).
- Most rentals require a ‘Kaution’ (a security deposit) which is usually 2 or 3 months’ rent.
- Many listings are advertised through an agent (Immobilienmakler) who charges a fee of approx. 2 months’ rent. That said, it’s always worth to try and negotiate with your landlord or agent. The preferred alternative is to look for a private landlord (look for the words: von privat or provisionfrei) because they do not charge an agent fee (Provision), or let your Housing Office negotiate.

Remember: the Housing Office will be able to help you call and negotiate with prospective landlords and arrange appointments (Tel: 09802-83-2982/2043)

Example of a German Housing Ad:

3-Zi.-Whg., AN

ca. 90 m² Wfl., DG, Balkon, 440,- EUR KM + NK.

2 Bedroom Apartment, Ansbach, approx. 900 sq.ft., top floor, balcony, Euro 440,- + utilities.

3-Zi.-Whg., in Herrieden

85 m², gr. Balk., Gara., Miete 498,- EUR + NK

2 Bedroom Apartment in Herrieden, 850 sq.ft., large balcony, garage, rent Euro 498,- + utilities

Some useful words to help you make sense of the German listings:

Ca. = circa	approximately
1-Zi. = 1 Zimmer	one room, usually a studio apartment
3-Zimmer	3 rooms: usually 2 bedrooms, 1 living room
Haus	House
Whg. = Wohnung	Apartment
ETW = Etagenwohnung	Apartment, usually located on upper floors

EFH = Einfamilienhaus

RH = Reihenhaushaus

Möbl. = möbliert

Du = Dusche

WC

EBK = Einbauküche

Kü. = Küche

Balk. = Balkon

Terr. = Terrasse

Garten

k. Balk. = kein Balkon

gr. = gross

Ab sofort

Ab 10.09

Parkett(boden)

o. Auf. = ohne Aufzug

Auf. = Aufzug

DG = Dachgeschoss

EG = Erdgeschoss

1.OG = 1. Obergeschoss

KM = Kaltmiete

WM = Warmmiete

NK = Nebenkosten

Strom

Zu verm. = zu vermieten

Garage

PKW-Stellp. = PKW-Stellplatz

Keller

Kellernanteil

Komplett ren. = komplett renoviert

ZH = Zentralheizung

Kaution

Provision

Provisionsfrei

Von privat (v. priv.)

Miete

Single Family Home

Townhouse

furnished

Shower

Water closet

Built-in kitchen

Kitchen, this does not necessarily mean that the place has a 'built-in' kitchen but it has a room classified as a kitchen

Balcony

Terrace/porch

Garden

no balcony

large

available immediately

available Oct 09

Parquet flooring

no lift

lift

Top floor of a multiple family home (under the roof)

literally, ground floor: 1st floor

1st upper floor - NOTE: In the States this is the 2nd floor

Rent 'cold', without any utilities

Rent 'warm', usually incl. some utilities such as heat, CHECK WHAT IS NOT INCLUDED

Utilities

Power

for rent

Garage

Parking space (usually outside)

Basement

Separate storage space in basement (usually for apartments)

completely renovated/remodeled

central heating

Security deposit, usually 2 or 3 months' rent

Agent's fee

No Agent's fee

private landlord

rent